

TO LET

City Centre Offices

35/36 Iron Gate (3rd Floor), Derby DE1 3GA



- ⚡ City Centre office suite extending to approximately 143 m² / 1,535 sq.ft.
- ⚡ The accommodation can be split into smaller office suites if required (subject to negotiation).
- ⚡ Independent ground floor entrance from Iron Gate, having passenger lift access.
- ⚡ 5 car parking spaces available.
- ⚡ Located in the historic Cathedral Quarter, available from August 2009.

NEW LEASEHOLD TERMS: £12,500 P.A.X

PT/NM/N3200/8138/13-04/90/40/10

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Location

Iron Gate forms part of the Cathedral Quarter area of Derby and is a fashionable, partially pedestrianised street, providing high quality niche retail, professional services and leisure facilities within an historic setting close to Derby Cathedral.

The property is close to many City Centre public car parks including the Assembly Rooms, Babington Lane and Bold Lane.

The premises are located within the Cathedral Quarter Business Improvement District (BID). For further information on the benefits of locating within this area please visit www.derbycathedralquarter.co.uk.

Description

The premises are accessed directly from Iron Gate and comprise the third floor of the building, benefiting from a passenger lift.

The accommodation is separated by the stairwell, but to either side the accommodation is laid out in an open plan format and will undergo a scheme of refurbishment prior to any new Tenant taking occupation.

There is a car park to the rear of the building, where there are 5 parking spaces available on a ratio of approximately 1:325 sq.ft.

Accommodation

3rd Floor: 143m² / 1,535ft²

Services

It is understood that mains electricity, gas, water and drainage services are connected to the property.

Rateable Value

The property has not yet been separately assessed. Interested parties are advised to contact Derby City Council for further information.

Service Charge

A service charge is payable towards maintenance and repair of all communal areas as well as buildings insurance. Further details are available on request.

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease, subject to three or five yearly rent reviews where appropriate.

Rent

Rental offers are invited in the region of £12,500 per annum, exclusive of business rates, VAT and all other outgoings.

Indicative prices of further divided space can also be provided on request.

Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

VAT

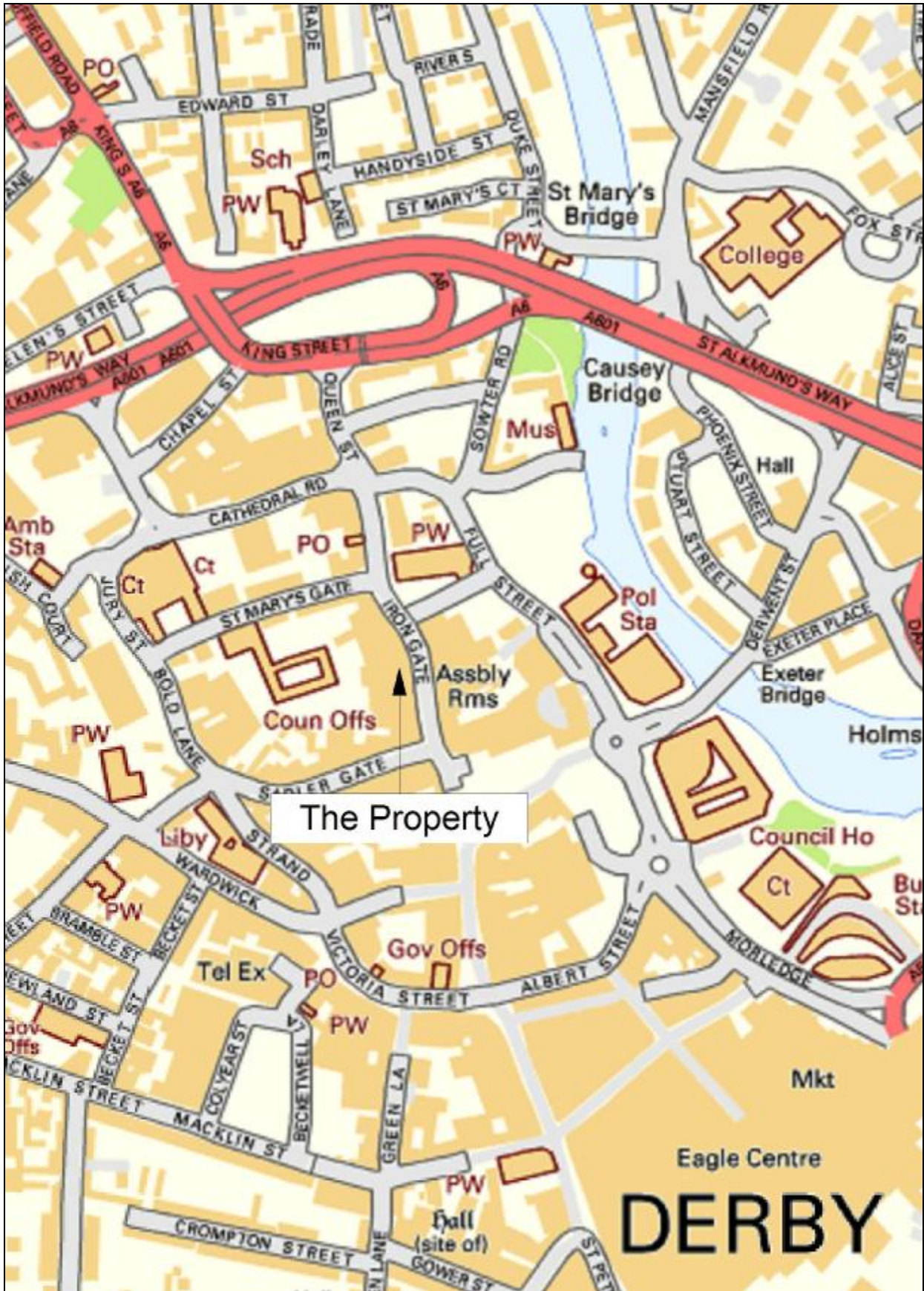
VAT is applicable at the prevailing rate.

Viewing

Viewing is strictly via appointment with sole agents Salloway.

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